



**Planning Commission
Minutes of the December 17, 2015 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Bianca at 5:30 p.m.

ATTENDEES

PLANNING COMMISSION MEMBERS

Planning Commission Chairman

Damian Bianca, CAPZO	Present
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Planning Commission Vice-Chair

Stephen Brooks, CAPZO	Present
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City Council Member

Michael Potter, CAPZO	Present
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Tim Cowles, CAPZO	Present
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Cynthia McCollum, CAPZO	Absent
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Steve Ryder, CAPZO	Present
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Cameron Grounds, CAPZO	Present
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Lewie L. Bates, CAPZO	Present
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Troy Wesson, CAPZO	Absent
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PLANNING STAFF PRESENT

Amy Sturdivant, Director of Planning; Gary Chynoweth P.E., Director of Engineering; Johnny Blizzard, AICP, Senior Planner; Ross Ivey, Assistant Planner; Kelly Butler, City Attorney

REGISTERED PUBLIC ATTENDEES

Tim Holcombe, David Hall, Rick Campbell, Ron Roberts, J.W. Kennedy, Troy Holcomb, Joseph Brown, Charles Williams, Jeff Birdwell, Don Spencer Jr. Alan Kimbrough, Dan Nash

ACCEPTANCE OF THE AGENDA

Chairman Bianca accepted the agenda as presented and proceeded with regular business.

COMMENTS

Mr. Ryder mentioned that the recommendation from the Planning Commission to the City Council included both rezonings and annexations to be temporarily suspended until the conclusion of the West Side Master Plan. The draft of the minutes originally sent to the Planning Commission on the Friday before the meeting only mentioned annexations. The change had been noted and the minutes had been updated prior to the beginning of the meeting.

APPROVAL OF THE MINUTES

Mr. Bates moved to approve the minutes of the November 19, 2015 Regular Meeting minutes. Mr. Ryder seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Abstain
City Council Member Mike Potter	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	-----
Tim Cowles	Aye
Motion Carried	

OLD BUSINESS

There was no Old Business to discuss.

PUBLIC COMMENTS

Donnie Spencer, 11369 Morris Drive, told the Planning Commission that the minutes they just approved were not made available to the public on the website. Planning Staff along with Chairman Bianca informed Mr. Spencer that the previous month's minutes are not available to the public until they have been signed and approved. Mr. Ivey informed Mr. Spencer that the minutes would be posted to the City website no later than Friday, December 18, 2015.

There were no other comments from the Public.

PUBLIC HEARINGS

Zoning Map Amendments

Public Hearing held to consider Ron Roberts request to zone property located south of Halsey Drive and west of Hardiman Road to R-3A, Single-Family Residential District. This zoning is in conjunction with a request for annexation into the City of Madison. (Tabled from the November 19, 2015 Regular Meeting)

Applicant Comments:

Ron Roberts presented the request for annexation. Mr. Roberts stated that he disagrees with staff's recommendation listed in the staff report to postpone the annexation. Mr. Roberts feels that this specific parcel is not related to the West Side Master Plan and should be approved separately at this time. He concluded that he felt that he was under a "moratorium" and expressed that he should be treated fairly.

Staff Comments:

Mr. Blizzard informed the Commission that James Calvin and Rosanna Hughes and Boyd & Mary Alice Allison are requesting their properties be zoned *R3A, Single-Family Residential* upon annexation. The 11 acre subject property is located west of Hardiman Road and south of Halsey Drive.

In November, the Planning Department received a petition to annex six properties with a combined area of 49.92 acres. Accompanying the annexation petition was a request to zone the properties *R3A, Single-Family Detached Residential* and a layout proposing 160 lots be developed.

Two factors led to the zoning request and layout approval to be tabled by the Planning Commission to the November Planning Commission meeting. The first was the decision by the Planning Commission to limit zoning map amendments within the western growth area until the *West Side Master Plan* is finalized in June 2016. The Planning Commission will have better long range plan for evaluating such requests, when the plan is completed. The Planning Commission formally sent a recommendation to the City Council to consider adopting a similar policy for annexation petitions, as well as zoning map amendments. A second factor that led to the zoning request and layout being tabled was a revision of the total area of the property being considered.

The applicant modified the request to reduce the area from 49.92 acres to include an area of only 11.05 acres. The number of lots proposed with the layout submittal was reduced from 160 down to 29. The zoning for this property cannot occur until the subject property is within the city limits. Annexation for this item is scheduled at Council for January 26, 2016

Mr. Blizzard added that the properties adjoining the north, west and south boundaries of the subject properties are all within unincorporated Limestone County. These properties represent a land use pattern characterized as rural with large lots occupied by a single-dwelling with some agricultural production. The adjoining properties east of the subject properties are located on the east side of Hardiman Road. Although the zoning of these properties vary between the *AG, R1B, and R3A districts* or are located in unincorporated Limestone County. They are all residential lots in either *Hardiman Place Subdivision* or *Brighton Park Subdivision*.

The subject properties and all adjoining properties have a land use designation of *R, Residential*. This designation only recommends the subject properties and surrounding properties be utilized for residential purposes. It does not offer any recommendations concerning the type of residential or density thresholds. The designation of *R, Residential* is not listed with the other land use designations in the 1995 City of Madison Comprehensive Plan, nor was the designation found on any version of the Future Land Use Map before 2008. This was the year several thousand acres was annexed in Limestone County. The mass annexation was caused by a bill being submitted to the state legislator that would prevent the Cities of Huntsville and Madison from annexing property in Limestone County.

The Orion Planning Group will be proposing a new Future Land Use Map, as part of the *West Side Master Plan*, which will give the Planning Commission and City Council better and more comprehensive plans and guidelines to use considering annexation, zonings and rezonings.

The subject properties are located within the Western Growth Area, Key Development Area. The community concerns incorporated in the *Madison Growth Plan* for the Western Growth Area, included the following: preservation of greenspace, clearly defined annexation polices; and connectivity between different developments before undeveloped land is filled in. The following quote was included in the document that expresses the sentiments of those living and working in the Western Growth Area: "*This area has great potential to be done right-not an accidental mix of things like much of Madison, but a thoughtfully planned and attractive section of the City.*"

The *West Side Master Plan* being produced by The Orion Planning Group will augment the objectives of the *Madison Growth Plan* and supply more depth, which will aid decision makers.

The central finding is that the *West Side Master Plan* which is currently being developed is a necessary tool for the Planning Commission and City Council to properly evaluate the benefits and detriments to the landowners, neighboring properties and the community at large. For example the land use plan is outdated and not as detailed as desired, as is the transportation plan which is critical to master planning the western growth area. Additionally, the fiscal analysis being conducted with the planning process will provide more insight into the cost of the proposed single family land use.

Mr. Blizzard concluded that Staff recommends that the landowners request to zone the subject properties to *R3A, Single-Family Detached Residential* upon annexation be tabled to the June 2016 Planning Commission meeting or until the *West Side Master Plan* is adopted, whichever comes first.

Staff also recommends the layout submitted for *Brentwood Manor Subdivision* be tabled until the annexation and zoning for Brentwood Properties has been concluded.

Public Comments:

Dan Nash, 2000 Andrew Jackson Way, told the Commission that he was denied getting the rest of the property to be annexed back on the agenda. Mrs. Sturdivant informed the Commission that Mr. Nash met with Staff three (3) days prior to the meeting and that was not a feasible option.

Commission Comments:

Councilman Potter asked Mr. Roberts and Mr. Nash if they were working to develop the property together. Mr. Roberts answered that they have a professional relationship and that there was currently no business deal to co-develop the property.

Mr. Cowles expressed that he felt that by not annexing the property, that the Planning Commission was denying the landowner use of the property. Councilman Potter added that he felt they were not denying the landowner use of their property, simply postponing the intended use of the property until the *West Side Master Plan* is complete.

Motion:

Mr. Cowles motioned to untable the request for property located south of Halsey Drive and west of Hardiman Road to *R-3A, Single Family Detached Residential District*. Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	----
Tim Cowles	Aye

Motion Carried

Mr. Ryder motioned to recommend City Council to table the zoning for property located south of Halsey Drive and west of Hardiman Road to *R-3A, Single-Family Residential District* until June 2016 or until the West Side Master Plan is complete; whichever comes first. Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Nay
City Council Member Mike Potter	Nay
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	----
Tim Cowles	Nay

Motion Carried

A public hearing to consider Dublin Farms, LLC request to rezone property located south of the Norfolk Southern Railroad and west of Kyser Boulevard from *M2, General Industrial District* to *R-4, Multi-family Residential District*.

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mrs. Sturdivant informed the Commission that she was working with the property owner and that she recommended that the Commission motion to leave this item on the table until the regular meeting in January.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Brooks motioned to table the zoning and of property located south of the Norfolk Southern Railroad and west of Kyser Boulevard from *M2, General Industrial District* to *R-4, Multi-family Residential District* until the January 21, 2016 Regular Meeting. Mr. Cowles seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	----

Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	----
Tim Cowles	Aye
Motion Carried	

Subdivision Plats

Brentwood Manor - Layout Plat

Location: South of Halsey Drive and west of Hardiman Road

Representative: 4 Site, Inc.

Applicant/Owner: D.R. Horton

Lots: 29 lots & 3 Common Areas

Acreage: 10.60 acres

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Staff recommended that this item remain tabled until the zoning issue is resolved. Attorney Butler recommended that the item be tabled until the Regular Meeting in February.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Cowles motioned to table the Layout Plat for Brentwood Manor until the February 18, 2016 Regular Meeting. Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	----
Tim Cowles	Aye
Motion Carried	

Dublin Farms – Layout Plat

Location: North of Norfolk Southern Railroad and west of Tribble Drive
Representative: Mullins, LLC
Applicant/Owner: Smart Living, LLC
Lots: 98
Acreage: 27.65 Acres

Applicant Comments:

Rick Campbell, on behalf of the developer, asked that the Dublin Farms layout plat remain on the table until the January 21, 2016 meeting.

Staff Comments:

There were no other comments from the Staff.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Brooks motioned to table the Layout Plat for Dublin Farms until the January 21, 2015 Regular Meeting. Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	----
Tim Cowles	Aye

Motion Carried

Piney Creek – Preliminary Plat

Location: East of Bowers Road and south of Powell Road
Representative: Mullins, LLC
Applicant/Owner: Smart Living, LLC
Lots: 98
Acreage: 50.01 acres

Applicant Comments:

Rick Campbell representing Mullins, LLC presented the request.

Staff Comments:

Mr. Blizzard informed the Commission that the applicant and property owner is Smart Living, LLC and the design firm is Mullins, LLC. The subject property is located east of Bowers Road and south of Powell Road. The property has a total acreage of 50.01 acres.

The subject property is zoned *R3A, Single-Family Residential District*. The subject property was rezoned in September of 2015. The adjoining properties to the east and west are zoned *AG, Agriculture* and utilized for agricultural purposes. Oakland Branch also traverses the adjoining property to the east. The adjoining property to the north is in unincorporated Limestone County and consists of a large rural lot with one single-family dwelling. The adjoining property to the south is zoned *R3A, Single-Family Detached Residential* and is part of *Moore's Creek Subdivision*. The adjoining portion of *Moore's Creek Subdivision* is currently undeveloped.

Mr. Blizzard added that the Planning Commission approved the layout for Piney Creek Subdivision at the November 19, 2015, Planning Commission meeting. The layout approved 140 lots.

The applicant is seeking preliminary plat approval to construct 98 lots and related infrastructure.

Mr. Blizzard concluded that Staff, and the Technical Review Committee, recommend approval of the layout for *Piney Creek Subdivision* with the contingencies noted in the staff report. All of the conditions must be addressed within 45 days following the December 17, 2015 Planning Commission Meeting, no later than February 1, 2016.

Public Comments:

There were no comments from the public.

Commission Comments:

Councilman Potter asked about the contingency regarding Limestone County water. Mr. Campbell answered that they have the data and that it just needs to be included in the set of plans.

Motion:

Mr. Brooks motioned to approve the Piney Creek Preliminary Plat with the following contingencies:

Planning Department Contingencies

1. The Index of Sheets lists 'Drainage Area Maps' being on sheets 5-6 but they are listed on Sheets 4-5.
2. Add the word public to the label of pedestrian easements
3. Show improvements of water line extension from Nature's Trail
4. Arrows noting the location of sidewalks is not pointing to the sidewalks
5. Provide a pedestrian easement for sidewalks along the rear of lot adjoining Powell Road.
6. Add note on plat: Pedestrian Access Easement must be submitted for acceptance by City Council before Final Plat approval
7. Signatures
 - 1) Phone
 - 2) Cable
 - 3) Athens Utilities
 - 4) North Alabama Gas
 - 5) Madison Utilities

Engineering Department Contingencies:

1. Sheet 25, road title should be for Street A
2. Need spot elevations on ADA ramps to comply with maximum slopes
3. Need permit application
4. Need ADEM permit before Preliminary Plat approval

Fire Department Contingencies:

1. Need fire flows information from Limestone County confirming adequate water is available

Mr. Ryder seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	-----
Tim Cowles	Aye

Motion Carried

Cedar Cove Phase 1 – Final Plat

Location: East of Segers Road and south of Powell Road

Representative: The Atlantic Group

Applicant/Owner: Diltina Development

Lots: 34

Acreage: 27.45 acres

Applicant Comments:

Alan Kimbrough, representing The Atlantic Group, presented the request on behalf of the developer.

Staff Comments:

Mr. Blizzard informed the Commission that the applicant and property owner is Diltina Development and the design firm is The Atlantic Group. The proposed subdivision is located east of Segers Road and south of Powell Road. The subject property has a total area of 27.45 acres. The subject property is located in the *R3A, Single-Family Residential District*.

A preliminary plat for *Cedar Cove Subdivision* was approved, with contingencies, by the Planning Commission in December of 2014 authorizing fifty lots and related infrastructure. However, the plans were never finalized because the submission of a valid permit from the U.S. Army Corps of Engineering for the approval to fill in a pond located on the property was not provided.

A preliminary plat for *Cedar Cove, Phase 1* was approved by the Planning Commission in March of 2014 authorizing the development of twenty lots, two tracts and related infrastructure and a preliminary plat for *Cedar Cove, Phase 2* was approved in August of 2015 for additional 14 lots. The approval of both preliminary plats allowed for the construction in an area of the subdivision not effected by the decision of the U.S. Army Corps of Engineers.

Mr. Blizzard concluded that the applicant is requesting approval of a final plat for 34 lots. The final plat is for the combined lots and improvements approved in both preliminary plats.

Staff, and the Technical Review Committee, recommend approval of the final plat for *Cedar Cove, Phase 1*, with the contingencies noted in the staff report. All of the contingencies must be addressed within 45 days following the December 17, 2015 Planning Commission Meeting, no later than February 1, 2016.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Bates motioned to approve Cedar Cove, Phase 1 Final Plat with the following contingencies:

Planning Department Contingencies:

1. Note the total acreage under Note 2.
2. Revise the note since Charles and Sharon Williams are not adjoining property owners.
3. Signatures
 - 1) Dedication
 - 2) Notary's Acknowledgment
 - 3) Athens Utilities
 - 4) North Alabama Gas

Engineering Department Contingencies:

1. Submit Performance Bonds
2. Label the distance beginning at the northeast corner of Lot 42 to the end of Cedar Branch
3. Provide a bearing for the line crossing the southwest corner of Lot 31

Mr. Brooks seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	-----

Tim Cowles
Motion Carried

Aye

Greenbrier Hills, Phase 1 – Final Plat

Location: East of Hardiman Road and north of Norfolk Southern Railroad

Representative: 4-Site, Inc.

Applicant/Owner: Madison Land Resources, Inc.

Lots: 55

Acreage: 40.16 acres

Applicant Comments:

David Hall, 4-Site Inc. presented the request.

Staff Comments:

Mr. Blizzard informed the Commission that the applicant and property owner is Madison Land Resources, Inc., and the design firm is 4-Site, Inc. The subject property is located generally east of Hardiman Road and north of the Norfolk Southern Railroad. The property has an area of 40.16 acres. The subject property is zoned *R3A, Single-Family Detached Residential District*.

The applicant is requesting final plat approval for *Greenbrier Hills, Phase 1*. The final plat will provide for 55 Lots and supporting infrastructure.

Staff, and the Technical Review Committee, recommend approval of the final plat for Greenbrier Hills, Phase 1, with the contingencies noted in the staff report. All of the contingencies must be addressed within 45 days following the December 17, 2015 Planning Commission Meeting, no later than February 1, 2016.

Public Comments:

There were no comments from the public.

Commission Comments:

Mr. Brooks asked if there would be a second entrance present when it is developed. Charles Williams answered that he did not have any issues with the 4 additional lots and that the second entrance will come about as the subdivision is developed. He added that the second phase will go to the north and that the connection will actually come about closer to Phase 3. Mr. Brooks concluded that he did not have any issues with this phase, but he was concerned with the next phase.

Motion:

Mr. Brooks motioned to approve a variance request to Section 5-3-9 allowing for four additional lots without an additional entrance. Mr. Cowles seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	----
Steven Ryder	Aye

Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	-----
Tim Cowles	Aye
Motion Carried	

Mr. Brooks motioned to approve Greenbrier Hills, Phase 1 Final Plat with the following contingencies:

Planning Department Contingencies:

1. Signatures
 - 1) Dedication
 - 2) Notary's Acknowledgment
 - 3) Athens Utilities
 - 4) North Alabama Gas

Engineering Department Contingencies:

1. Submit street sign fee, 3 street signs for \$150.00 and 5 street signs for \$375.00. The total amount is \$2,325.00
2. Recheck finished floor elevations for Lots 7, 8, & 10

Madison Fire Department

1. The proposed final plat is for 55 lots, which exceeds the number allowed with a single entrance by 4 lots. The applicant is requesting a variance to Section 5-3-9 to allow for the four additional lots without a second entrance.

Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	-----
Tim Cowles	Aye

Motion Carried

Jack Clift Subdivision, 5th Addition – Certified Plat

Location: North of U.S. Highway 72 W and west of Wall Triana Highway

Representative: J.W. Kennedy, Land Surveyor

Applicant/Owner: Peter Lowe

Lots: 3

Acreage: 9.25 acres

Applicant Comments:

J.W. Kennedy presented the request on behalf of Peter Lowe.

Staff Comments:

Mr. Blizzard informed the Commission that the applicant and property owner is Peter Lowe. The design firm is J.W. Kennedy, Land Surveyor. The subject property is located north of U.S. Highway 72 and west of Wall-Triana Highway. The property has an area of 9.25 acres.

The subject property is zoned *B3, General Business* and was first developed for a Bruno's Supermarket and adjoining retail shops. A portion of the shopping center is currently being occupied by Planet Fitness Health Club. The adjoining properties to the east and south are zoned *B3, General Business*, as well. These properties are all developed with retail establishments. The adjoining property to the north is zoned *AG, Agriculture* and is occupied by a nursing home. The adjoining property to the west is within unincorporated Madison County and is occupied by a single-family dwelling and farm.

In November of 2011, the Planning Commission approved a certified plat for a Resubdivision of *Lot 1, Jack Clift Subdivision*. In June of 2015, The Planning Commission approved a certified plat for Jack Clift, 4th Addition, consolidating Lot 2 back into Lot 1 and creating a one lot subdivision. This subdivision was in conjunction with an administrative site plan, Cornerstone Place, which was approved for the general area of Lot 2.

Mr. Blizzard added that the applicant is requesting approval of a certified plat for *Jack Clift, 5th Addition* for the purpose of subdividing the property into three (3) lots. The majority of the property will be in Lot 1, which will have an area of 7.38 acres. The shopping center and majority of the parking will be located on Lot 1. Lot 2 is proposed for the general location of the Lot 2 that was created with, *A Resub of Lot 1, Jack Clift Subdivision*, and consolidated back into Lot 1 with the approval of *Jack Clift, 4th Addition*. Lot 2 will be slightly larger than the previous Lot 2 with an area of 0.97 acres. The proposed Lot 3 will adjoin the east side of the proposed Lot 2 and have an area of 0.90 acres. An egress/ingress easement, twenty-four feet in width is proposed along the west and south property lines of Lot 3.

One area of concern is how this proposed subdivision will affect the off-street parking requirements provided in Section 5-15-1 of the Zoning Ordinance. The number of off-street parking spaces for a shopping center is determined by a ratio of 5.5 parking spaces per 1000 square feet of gross leasable area. According to the Madison County Tax Assessor's report for the subject property, the existing shopping center has a total adjusted area of 58,391 square feet, which would require 312 parking spaces. The number of existing parking spaces provided is 415 parking spaces, which is compliant with the provisions of Section 5-15-1. The subdivision of proposed Lots 2 and 3 will reduce the number below the number required. The methods proposed for the remediation of this issue are found under the Planning Department's Staff Recommendations.

Mr. Blizzard concluded that staff, and the Technical Review Committee recommend approval the certified plat for *Jack Clift, 5th Addition* with the contingencies noted in the staff report. All of the contingencies must be addressed within 45 days following the December 17, 2015 Planning Commission Meeting, no later than February 1, 2016.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Brooks motioned to approve Jack Clift Subdivision, 5th Addition Certified Plat with the following contingencies:

Planning Department Contingencies:

1. Any combination of the methods below can be used to ensure compliance with the off-street parking requirements found in Section 5-15-1 of the Zoning Ordinance:
 - 1) Establish a blanket agreement on the plat allowing shared parking of all parking spaces on the three proposed lots.
 - 2) Note that the existing parking spaces located on Lot 3 may be eliminated until a site plan is submitted to add new parking spaces in a different location that will render the entire site compliant with Section 5-15-1 of the Zoning Ordinance.
2. Signatures
 - 1) Dedication

Engineering Department Contingencies:

1. Label the finished floor elevations for Lot 2 and Lot 3

Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	----
Tim Cowles	Aye

Motion Carried

(PUBLIC HEARING CLOSED)

NEW BUSINESS

There was no new business to discuss. Chairman Bianca thanked the Planning Staff and wished everyone a safe and happy holidays.

ADJOURNMENT

Chairman Bianca adjourned the meeting at 6:25 p.m.

Minutes Approved



Damian Bianca, Chairman

ATTEST:



Ross Ivey, Assistant Planner and Recording Secretary